



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



8 Chestnut Avenue

£195,000

Withernsea, HU19 2PG



A beautifully presented three bedroom semi-detached bungalow, situated at the southern end of the town and offered to the market with vacant possession and no chain involved. Having been comprehensively updated by the current owners, this impressive home is ready for a new owner to move straight into and enjoy, making it an ideal choice for those seeking comfortable, low maintenance living.

A programme of improvements has included a stylish new kitchen, contemporary shower room, updated heating system and a host of further upgrades throughout. The result is a home that combines modern finishes with a flexible layout, perfectly suited to a variety of buyers.

Offering two reception rooms and three bedrooms, the accommodation provides excellent versatility. Whether you're looking for predominantly ground floor living with additional space for visiting family, a hobby room or home office, or simply aren't quite ready to compromise on space when downsizing, this property caters for a wide range of lifestyles.

The rear garden is a particular highlight, creating a private and sunny outdoor retreat with attractive planting and seating areas, providing a pleasant space to relax and unwind. Completing the package is a garage with electric roller door, providing secure parking and useful storage.





The property is set back from the roadside behind a low wall boundary and front garden, with a pathway leading to the entrance porch and into the central hallway.

Positioned to the front of the property, the lounge is a bright and spacious reception room, enjoying a southerly aspect that fills the room with natural light. A central fireplace creates an attractive focal point.

Also overlooking the front garden is a generous double bedroom complete with fitted wardrobes, while the contemporary shower room is conveniently positioned on the ground floor and has been upgraded to include a large walk-in shower cubicle. The kitchen has been refitted with a range of modern white gloss units, offering generous worktop space together with a built-in oven and hob. A door leads directly out to the rear garden.

Completing the ground floor is the dining room, which enjoys patio doors opening onto the garden and features a staircase rising to the first floor.

To the first floor are two further bedrooms, providing excellent flexibility for visiting family, hobbies or home working.

Outside, the rear garden is fully enclosed and designed to be enjoyed throughout the day. Gravelled areas are complemented by well stocked planted borders with mature shrubs, while a paved patio positioned towards the rear of the garden provides an ideal place to sit and enjoy the sunshine. A rear gate leads through to the garage, which benefits from an electric roller door and provides secure parking or additional storage. The garage is accessed via a driveway belonging to the neighbouring property, over which this property benefits from a right of way, with shared maintenance responsibilities.

Lounge 17'10" x 11'10" (5.45m x 3.63)

Kitchen 10'5" x 10'4" (3.2m x 3.15m)

Dining Room 12'4" x 10'5" (3.78m x 3.18m)

Bedroom 1 12'5" x 12'2" (3.8m x 3.71m)

Bedroom 2 16'4" x 10'4" (5m x 3.15m)

Bedroom 3 11'3" 9'2" (3.43m 2.8m)

2.24m x 1.6m

Garden & Garage

Agent Notes

Parking: Off street parking for one car via the garage.

Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council Tax Band B

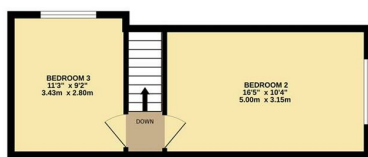
Mains drainage, gas and electric

The vendor has gifted some land to the neighbouring property and the Land Registry will be altered on completion. The boundary as it is at the property is what a purchaser will buy.

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.

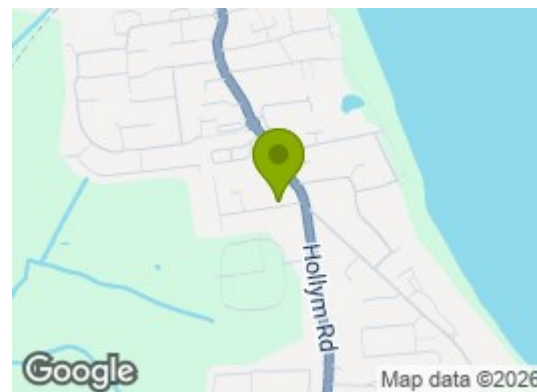


1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 1064 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendors, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		69	79
		EU Directive 2002/91/EC	

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